



Community Development
Planning Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339 -1083
(541) 766-6908

January 5, 2016

Shawn Stoneberg, P.E.
Stability Engineering, Inc.
PO Box 2646
Corvallis, OR 97339

RE: FINAL LANDSCAPE ACCEPTANCE
Kings & Taylor Replat - (LND15-00013 / MRP14-00010)

Dear Shawn,

As you know from our recent on-site inspections and as of December 30, 2015, the installation of the street trees, turf and irrigation for the Kings Boulevard frontage improvements has been accepted. The plants are healthy and planted correctly; the number and species are as specified on the plans. The irrigation system was functional and provided adequate coverage while not spraying onto the sidewalks and not causing ponding or inappropriate drainage. If the plants stay healthy, I anticipate that the 90% coverage requirement will be met. Your landscape installation is now complete for the specific frontage improvements along NW Kings Blvd.

As you know, the 3 year maintenance period has now commenced, and the property owner has provided security to the City in the amount of \$6,034.80. I look forward to helping you with that and keeping the project on tract. City staff will provide periodic inspections during the three year maintenance period, and near the end of that period, it will be the responsibility of the developer and/or owner to provide an arborist's report detailing the health of the installed landscaping, and providing a statement as to whether or not the City's standard 90 percent coverage requirement has been satisfied. Upon submittal of that report and a final City inspection, the maintenance security deposit will be released to the property owner. If you have any questions, please give me a call (541-766-6577).

Sincerely,



Jason Yaich
Senior Planner

CC: Angus Wu & Tzuhua Chen, 6455 NW Sisters Place, Corvallis, OR 97330
Shannen Lewis, Development Services
Jonathan Pywell, Urban Forester

LND15-00013 / MRP14-00010
Landscape Installation Acceptance